

ROW005A

STP-0029-02(014) 102556 202000
Bruce H. Hale and Imogene M. Hale
054-0-00-X

2/17/10 10:54:33
DK W BK 627 PG 119
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

APPROVED
By PDM at 11:34 am, Apr 15, 2009

Do not record above this line.

WARRANTY DEED

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of five thousand three hundred /100 Dollars
(\$ 5300.00) the receipt and sufficiency of
which is hereby acknowledged, I/or we, the undersigned, hereby grant, bargain, sell, convey and warrant
unto the Mississippi Transportation Commission the following described land:

The following descriptions are based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/93, grid values, using a combined scale factor of .99997224 and a grid to geodetic azimuth angle of (-) 00 degrees 13 minutes 28 seconds developed at the approximate center of Project No. STP-0029-02(014) [102556/202000]. It is the intent of these descriptions to convey that portion of grantors property between the existing property lines and the proposed right-of-way lines as defined by said project:

INDEXING INSTRUCTIONS: SE/4 of NW/4 of Section 32, Township 2 South, Range 5 West,
Desoto County, Mississippi.

Commencing at a found 2" iron pipe at the Southwest corner of Section 31, Township 2 South, Range 5 West, Desoto County, Mississippi, said point identified as N 1950568.21 E 2463319.06, on the above referenced coordinate system, run North 69 Degrees 58 Minutes 49 Seconds East a distance of 8042.53 feet to a point located at the intersection of the grantor's east property line and the proposed south right-of-way line as shown on the acquisition maps of Project Number STP-0029-02(14) [102556/202000], and being 185.00 feet right of proposed Interstate 269 project centerline station 731+50.63, and having a value of N 1953321.53 E 2470875.61 on the above referenced coordinate system, and being referred to hereinafter as the **Point of Beginning**;

Initials: B. H. H.
I. M. H.
rg

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- From the **Point of Beginning** run thence along the grantor's east property line South 00 Degrees 35 Minutes 06 Seconds West for a distance of 279.87 feet to a found 1/2" rebar located at the grantor's southeast property corner;
- thence along the grantor's south property line North 86 Degrees 17 Minutes 47 Seconds West for a distance of 321.99 feet to a point on the grantor's south property line;
- thence continue along said grantor's south property line North 89 Degrees 16 Minutes 03 Seconds West for a distance of 503.73 feet to a point located at the grantor's southwest property corner;
- thence along grantor's west property line North 48 Degrees 02 Minutes 06 Seconds East for a distance of 95.73 feet to a point along the grantor's west property line;
- thence along the grantor's west property line North 03 Degrees 05 Minutes 33 Seconds East for a distance of 49.76 feet to a point located at the intersection of the grantor's west property line and the proposed south right-of-way line on the above referenced project;
- thence along the proposed south right-of-way line and a curve to the right with an arc length of 92.55 feet, a radius of 2704.79 feet, a chord bearing of North 80 Degrees 31 Minutes 00 Seconds East for a distance of 92.55 feet to a point located 252.68 feet right of proposed project centerline station 724+85.03 on the above referenced project;
- thence continue along said proposed south right-of-way line North 55 Degrees 02 Minutes 21 Seconds East for a distance of 133.41 feet to a point located 185.00 feet right of proposed project centerline station 726+00.00 on the above referenced project;
- thence continue along said proposed south right-of-way line North 85 Degrees 31 Minutes 27 Seconds East for a distance of 254.11 feet to a point located 185.00 feet right of proposed project centerline station 728+54.109 on the above referenced project;
- thence along the proposed south right-of-way line and a curve to the left with an arc length of 301.31 feet, a radius of 11644.16 feet, a chord bearing of North 84 Degrees 46 Minutes 59 Seconds East a distance of 301.30 feet back to the **Point of Beginning**, containing 164640 square feet, 3.78 acres, more or less, and being situated in the Southeast quarter of the Northwest quarter of Section 32, Township 2 South, Range 5 West, Desoto County, Mississippi.

Initials:

B. H. Hale
Imogene M. Hale
rg

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It is the intent of this instrument to convey all such remaining lands of record in Deed Book 466 Page 643, records of Chancery Clerk's Office, Desoto County, Mississippi, lying south of the proposed south right-of-way of Project Number STP-0029-02(014) [102556/202000].

The grantor herein further warrants that the above described property is ^{H3# B.H.H. #} ~~no~~ part of his/her ^{mg} homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness OUR signature on the 25th day of August A.D., 20 09

Bruce H. Hale

Imogene M. Hale

Grantee, Prepared by and ~~return to~~:
 Mississippi Department of Transportation
 Right of Way Division
 P. O. Box 1850
 Jackson, Mississippi 39215-1850
 Phone: 601-359-7512
 Account No. STP-0029-02(014) 102556 202000

Grantor Address:

Bruce & Imogene Hale
13305 Whit Road
Byhalia, MS 39061

Phone: (662) 938-4049

Business No. (901) 496-9038 cell

Return to:

Holloman M. Roney
PO Box 1480
Oxford MS 38655
(662) 234-4001

Initials: _____

In the case of natural persons acting in their own right:

STATE OF Mississippi

COUNTY OF Desoto

Personally appeared before me, the undersigned authority in and for the said county and state,

on this 25th day of August, 20 09, within my jurisdiction, the within named

Bruce H. Hale and
Instrument Signer Name

Imogene M. Hale and
Instrument Signer Name

_____, who
Instrument Signer Name

acknowledged that (he) (she) (they) executed the above and foregoing instrument.



Nikki Chanel Totaro (NOTARY PUBLIC)

My commission expires: 5/25/2013

Initials: _____, _____, _____